026.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,400 / 900,400
					USE VALUE:	900,400 / 900,400
					ASSESSED:	900,400 / 900,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWNSTEIN MICHAEL &	
Owner 2:	SCHAECHTER JUDITH	
Owner 3:		
Street 1:	62 MARATHON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CATALANO DONALD J -
Owner 2:	-
Street 1:	62 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 2296 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	440,200	4,200	456,000	900,400
Total Card	0.115	440,200	4,200	456,000	900,400
Total Parcel	0.115	440,200	4,200	456,000	900,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.16 | /Parcel: 392.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17635
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

!2152!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,200	4200	5,000.	456,000	900,400	900,400	Year End Roll	12/18/2019
2019	101	FV	322,000	4300	5,000.	484,500	810,800	810,800	Year End Roll	1/3/2019
2018	101	FV	322,000	4300	5,000.	353,400	679,700	679,700	Year End Roll	12/20/2017
2017	101	FV	319,100	3400	5,000.	307,800	630,300	630,300	Year End Roll	1/3/2017
2016	101	FV	319,100	3400	5,000.	262,200	584,700	584,700	Year End	1/4/2016
2015	101	FV	301,200	3400	5,000.	256,500	561,100	561,100	Year End Roll	12/11/2014
2014	101	FV	301,200	3400	5,000.	210,900	515,500	515,500	Year End Roll	12/16/2013
2013	101	FV	180,700	3400	5,000.	200,600	384,700	384,700		12/13/2012

PRINT

Date	Time
12/10/20	17:38:01

LAST REV

Date	Time
08/04/17	11:15:59
apro	
2152	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATALANO DONALD	57838-439		11/10/2011	Change>Sale	475,000	No	No		house gutted after sale and being converted t
	7974-505		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	17635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1356	Re-Roof	7,920	C				
6/1/2012	692	Manual	7,000					FURNACE
4/3/2012	328	Alterati	277,500					full gut rehab exi

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	Info At Door	KB	Kevin B
6/12/2012	Meas/Inspect	JBS	JOHN S
6/6/2012	Info Fm Prmt	MM	Mary M
2/9/2012	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	294	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
11/13/1999	Inspected	256	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10731709
Const Adj.:	0.98745072
Adj $ / SQ:	142.145
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493454
Depreciation:	53293
Depreciated Total:	440161

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

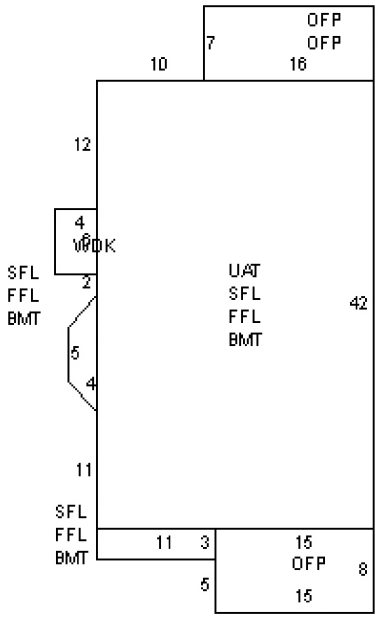
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.14
Special Features:	0	Val/Su Net:	107.76
Final Total:	440200	Val/Su SzAd	191.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,148	42.640	48,955
FFL	First Floor	1,148	142.140	163,182
SFL	Second Floor	1,148	142.140	163,182
OFP	Open Porch	344	21.030	7,234
UAT	Upper Attic	273	56.860	15,522
WDK	Deck	24	15.800	379

Net Sketched Area:	4,085			Total:	398,454
Size Ad	2296	Gross Are	4904	FinArea	2296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1915	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	13X18	A	AV	2010	3.85	T	7.2	101			800			800

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200